



Broadview

GREEN GRID

SEPTEMBER 2003

News You Can Use: Construction Checklist

- ✓ SPU will send regular Construction Updates with detailed construction information.
- ✓ Finally, Rights of Entry have been delivered. Please remember to sign and return the forms to Carolyn Johnson at SPU Real Property Services.
- ✓ Parking restrictions will be posted on streets under construction.
- ✓ The crews will work to minimize impacts, but call Jim Johnson if you have questions or concerns about the construction.
- ✓ If a situation develops on the project during non-working hours, and is an emergency, call 911. In a non-emergency situation, call SPU's Operations Control Center (OCC) at (206) 386-1230. The OCC maintains a list of 24-hour contacts for this project, and they will contact the appropriate person and/or dispatch SPU maintenance crews to address the situation.

WELCOME

reetings! As you have likely noticed, construction of the Broadview Green Grid Natural Drainage System began on August 25th on 2nd Avenue NW. Things are progressing smoothly and the contractor, Gary Merlino Construction, is on schedule. Below is a description of current and future construction activities on 2nd Avenue NW. For those of you who live elsewhere within the project area, we hope the graphic to the right provides you some insight as to what construction will be like on your street.

As always, don't hesitate to call or send me an email if you have any questions.

Jim Johnson

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Email: james.r.johnson@seattle.gov ☘

SPOTLIGHT

Construction Update – 2nd Avenue NW

What's been done and what's going on now?

During the first few weeks of construction on 2nd Avenue NW, the existing pavement was pulverized and the ponds were excavated. Following that, the contractor installed the underground pipe and drainage structures. Next the rock walls were constructed and the amended soils were placed. The amended soil has unique properties that help the system to absorb and retain the runoff from the smaller rain events.

What's next?

Coming up, the contractor will place forms and concrete for the road edge definition (the 2-foot wide concrete band) on the west side of the street, and the sidewalk on the east side of the street. Following concrete placement, more amended soil will be placed to backfill the new concrete, and the street will be prepared for asphalt pavement.



In between other tasks, private walkways and driveway connections and some additional rockeries will be constructed. Tree locations will also be staked and property owners will be given a week to review and comment with Jim and Shane.

Once the tree locations are finalized, the contractor will dig the tree pits, seed those areas where grass is planned, and mulch the remainder of the site. The site will then be ready for crews from the Seattle Conservation Corps (SCC) to come in and plant!

The contractor is using a phased construction approach and may start work on another street before construction is completed on 2nd Avenue NW. It is possible that construction activities will begin on Palatine Avenue NW as early as the end of September, although the contractor won't be done on 2nd Avenue NW until sometime in October at the earliest. ☘

NEIGHBORHOOD FEEDBACK

Recently, we have heard from a number of you wondering about the maintenance of the landscaping associated with the project and how tree placement may impact your views.

Who is responsible for landscaping maintenance?

We consider the planted areas to be like any other planting strip or shoulder area in the City – you are responsible for that area. Seattle Public Utilities will be responsible for the functioning of the system, but how the system looks and whether or not it is an asset to your property will be up to you.

The trees, shrubs and ground covers are "low maintenance," but that does not mean "no maintenance." Once established these shrubs will be drought tolerant, but in a situation like we have had this summer, periodic watering will still be required. Also, once established, these plants will cover the ground and minimize weeds, although you may still have a thistle or foxtail or two that pops up that will require pulling.

You may notice that we keep saying "once established." For the plants to successfully establish themselves so that the promises of minimized maintenance come true, a higher level of maintenance will be needed from you initially. It will be up to you to nurture these plants to ensure their survival during the first three summers. We suggest, for best results, weekly watering and monthly weeding.

If for some reason you feel that you are unable or unwilling to do this,

please let us know now. We can replace much of the shrubbery and ground cover planned for your property frontage with grass. The grass will require mowing, but can be allowed to die back in the summer without any long-term damage. Other features, such as the ponds and wetland plantings in the bottoms of them, are necessary for system operation and will be installed regardless of your decision about the rest of the landscape.

If you have questions regarding maintenance responsibilities associated with this project please contact Jim. If you have questions about maintenance associated with your specific landscape selections please contact Shane.

Will the trees planted impact my view?

As we near completion on a street, the contractor will stake the planned location of trees. Jim and Shane will mark the species information on the stake. You will receive a notice from us that the tree locations have been staked and are ready for your review. The community will have a week to review and comment with Jim and Shane. Our first option is to move trees slightly so they line up with other existing trees, preserving the remaining open space through which you view the mountains or sound. Our second option will be to substitute species to preserve views. Our third and most undesirable option is to eliminate the tree altogether. You will want to refer again to the handy yellow "Plant Information Sheet" which will give you a "quick one-liner" of the tree we propose to plant to see if it will impact you. Also, do keep in mind that the heights and spreads listed are for the trees at maturity, which will be a number of years from now. 🌱



City of Seattle

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**For more information on the
City of Seattle's Natural
Drainage Systems Project,
please visit our website at:
[www.cityofseattle.net/util/
naturalsystems/default.htm](http://www.cityofseattle.net/util/naturalsystems/default.htm)**

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